

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
September 10, 2020 (6PM)
Meeting via Zoom.com
(Subject to Board's Approval)

Board members present: Craig Nicholson, Chris Hall, Howard Lange, Colin Smith and Joe Mora

Homeowners present: Karen Mullin #232, Tamara Simmons #127, Riley Jauchen #264, Alex Ichikawa #347, Mark McNess #232, Carolyn Brady #228, David Kim #321, Joy Walker #250

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:01PM

Karen: Dealing with difficult neighbor. Asking for permission to install security cameras. Board reminded her that it's not allowed in common area but can install in her unit.

Tamara: Wanted to make sure board received email about her dog being ESA certified, dog is larger than permitted and she wanted to make sure board was aware.

Riley: Issues with Insurance Section 8.3 in the CC&Rs "waiver of subrogation". Their unit was damaged by upstairs neighbor from water leak. Neighbor has no insurance. Neighbor was willing to fix the damage but he isn't licensed or insured. Suggests new CC&Rs should say all work should be done by licensed and insured contractors.

Alex: Wants to install wood floor in bedroom. Board requires install of insulation for sound proofing to deaden the sound for neighboring units.

Mark: Wants to install new windows. Colin motioned to put window proposal for unit 232 on agenda, Joe seconded. Unanimous. Colin motioned to approve windows, Joe seconded. Unanimous.

Carolyn: Just wanted to sit in on meeting.

David: Wants to replace his windows without grids. Colin motioned to put unit 321 windows on the agenda, Chris seconded. Unanimous. Colin motioned to approve windows as long as they match aesthetically, Joe seconded. Unanimous.

Joy: Requests for patio trellis (end section), Joe motioned to accept as long as its within footprint of patio and complies with standard conditions.

Approval of Prior Meeting Minutes: Howard moved to approve prior meeting minutes, Colin seconded. Unanimous with Joe abstaining.

Treasurer's Report

	Aug 2020	YTD
Total Income	\$64,110.00	\$529,808.03
Op. Expenses	23,727.29	218,891.64
Reserve Expenditures	6,204.23	507,236.59
Total Expenditures	29,931.52	726,128.23
Transfer to Op Reserve	6,086.26	85,510.84
Transfer from Op Reserve	0.00	14,148.00
Transfer to Reserve	27,204.33	217,634.64
Transfer from Reserve	0.00	335,000.00
Balance in Savings	\$ 2,477,376.26	
Due from Unit Owners	\$ 5,433.70	
Total Assets	\$ 2,487,809.96	

Operating Expenses are about 22%+ below on cash basis through end of month. Treasurer's Report unanimously accepted. Chris moved to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures. Joe seconded.

Landscape: 7628 replaced tree blocking address sign; mulching; maintenance and sidewalk replacements in progress; would like to replace cigarette trash can in

phase 2 it's been damaged. Keep an eye on the car wash, saw a car wash detail company fill its tanks. Will put in newsletter to let people know.

Vendors: Landscape in bloom and looks great.

Old Business:

- a. Updating Governing Docs: Only 75 ballots received so far.
- b. Dry Rot repair and painting and approval/ratification for invoices or proposals: Howard motioned to ratify approval of payment to affordable paint for 7636, Joe seconded. Unanimous. Colin motioned to ratify payment to Affordable Paint for 7638, Howard seconded. Unanimous. Chris motioned to ratify payment to Enviroscaping for creek planting, Colin seconded. Unanimous with Joe abstaining.
- c. 7632- Foundation work: can't enter units because of COVID 19.
- d. Sidewalk repair/replacement Siding or dry rot repairs: In progress.
- e. Carport fascias: Almost complete. Work tabled because of COVID 19.
- f. Gym: Plans submitted to city of Goleta for permits
- g. Violations from walk around: Colin and Craig still need to meet about it.
- h. Gutter Guard: Will start in two weeks by Action Roofing.
- i. Pool: recent issue with unit numbers being crossed off sign up sheet.
- j. Parking post lamps: bids received, want different design.
- k. GWD sealcoat: done
- l. Clean out meeting room toilet drain: reminder

New Business

- a. #259 cameras: see owner's request.
- b. #250 lattice: see owner's request.
- c. Address signs: tree blocking 7628 address sign, tree removed and replaced. Colin moved to get bid to add building signs to buildings, identifying how many are needed first, Joe seconded. Unanimous.
- d. Election signs can not be posted in common areas

Next Meeting 10/08/20 at 6PM, via zoom

Meeting adjourned at 8:00PM

Submitted by: Matt Mora, Scribe.